

EAST DEVON DISTRICT COUNCIL

Minutes of the meeting of Community Infrastructure Levy Working Party held online via zoom on 14 March 2022

Attendance list at end of document

The meeting started at 11.00 am and ended at 12.35 pm

1 Minutes of the previous meeting held on 2 March 2021

Members were happy to accept the minutes of the Community Infrastructure Levy Panel meeting on 2 March 2021.

2 Declarations of Interest

Minute 3. CIL Current Position 2022.

Councillor Nick Hookway, Personal, Lives on a road that would have been improved if the Dinan Way Extension had gone ahead.

Minute 3. CIL Current Position 2022.

Councillor Olly Davey, Personal, Exmouth Town Councillor.

Minute 4. CIL Spend Report 2022.

Councillor Dan Ledger, Personal, Member and Mayor of Seaton Town Council.

Minute 4. CIL Spend Report 2022.

Councillor Eileen Wragg, Personal, Past Member of Devon County Council's Planning Committee that approved Dinan Way.

Minute 4. CIL Spend Report 2022.

Councillor Mike Howe, Personal, Bishops Clyst Parish Councillor.

Minute 4. CIL Spend Report 2022.

Councillor Olly Davey, Personal, Exmouth Town Councillor.

Minute 4. CIL Spend Report 2022.

Councillor Sarah Chamberlain, Personal, Broadclyst Parish Councillor, resident and known to the landowner of Broadclyst Station.

3 CIL Current Position 2022

As part of the Working Party agenda papers the Working Party noted the appended spend process, terms of reference and the current position with regard to CIL income and expenditure to date and the funds available for spend at the present time.

The Service Lead – Planning Strategy and Development Management reminded Members that in 2019 the Working Party had recommended to Strategic Planning Committee that the expansion of Exmouth Community College and the Dinan Way extension in Exmouth be funded. Further to these resolutions he advised that monies had been paid to Devon County Council for the Exmouth Community College extension and the project was progressing. In terms of the Dinan Way extension the £400k committed to the extension had remained unspent as the bid made to Central Government's Levelling up fund had not been supported and sought Members guidance

on whether the monies should remain committed to the project or returned to the 'central pot'

The Working Party noted the total CIL income to spend was a total of £4.5m. However this would be reduced to £4.14m if Members supported the inclusion of Dinan Way. They also noted the current spend of which £1.36m had already been distributed to the relevant town and parish council's including substantial amounts to Budleigh Salterton Town Council and Exmouth Town Council.

Discussion on the report included:

- Clarification sought on the CIL allocation of £9,950.79 to Cranbrook Town Council. In response the Service Lead – Planning Strategy and Development Management advised that as Cranbrook had only been taken out of CIL recently the amount could have been accumulated while CIL still applied;
- Clarification sought on whether libraries could be funded by CIL. The Service Lead – Planning Strategy and Development Management advised that they could be but it was not a critical issue (i.e. Priority 1).
- In view that Exmouth was in tier 3 of the levelling up fund and no sign of the extension happening in the near future it was suggested that the Dinan Way funding be removed and returned to the 'pot';
- Several Members supported retaining the £400k to support the future funding of the extension.
- Reference was made to the infrastructure list and clarification sought on certain items that were managed by a charitable trust and how this would fit in with CIL. The Service Lead – Planning Strategy and Development Management advised that CIL money impacts on infrastructure through the planning process. He referred to the Pebblebed Heaths and work done with Devon Clinton Estates to mitigate the impacts on recreational development obtained by Habitat Regulations;
- It was highlighted that a lot of funding had been given to Exmouth in the past and Members should be mindful that other areas in the district need funding.
- It was highlighted that a lot of schools were on the infrastructure list;
- What is the point of keeping £400k back if there is no possibility of the Dinan Way Extension happening in the near future;
- Clarification sought about whether CIL had time constraints. It was confirmed there were no time constraints for spend.

The following proposal was made by Councillor Nick Hookway and seconded by Councillor Mike Howe to remove the CIL funding commitment of £400k to Dinan Way Extension.

RESOLVED TO RECOMMEND TO STRATEGIC PLANNING COMMITTEE:

To remove the CIL funding commitment of £400k to Dinan Way Extension.

4 CIL Spend Report 2022

The Working Party considered a paper seeking guidance from Members on how CIL should be spent. To help provide some context the paper included a table on the priority that should be given. Members noted the spending gap of £70m for priority 1 projects on the Infrastructure Delivery Plan and for priority to be given to priority 1 projects.

The Service Lead – Planning Strategy and Development Management advised Members to bear in mind that as there was a growing need for school places in the West end of

Exeter two sites had been set aside for primary school provision and that a significant amount of money would need to be set aside in coming years. Similarly on the horizon was the hope that Government funding would enable a passing loop on the Waterloo line to deliver a half hourly rail service.

Further key projects were the delivery of the Clyst Valley Regional Parks including the preferred project that Members were invited to consider for the delivery of Suitable Alternative Natural Green Space (SANGS) in the Clyst Valley Regional Park to mitigate the impact of development at Cranbrook.

The Service Lead – Planning Strategy and Development Management advised there was an option to acquire land by Broadclyst Station and Members attention was drawn to the project timetable which highlighted its key importance of delivering the required infrastructure needed for Cranbrook to support its expansion. This also presented an opportunity to deliver other projects including tree planting and biodiversity net gain projects.

If Members were minded to support the recommendations they would be submitted to the next Strategic Planning Committee (5 April 2022) for consideration.

The Chair reminded Members that information detailed on Appendix 1 was confidential and would be considered at Cabinet under Part B.

Points raised during discussion included:

- It was questioned about the lack of landscaping outlined in the project. The Service Lead - Planning Strategy and Development Management advised it would be a natural landscape to be accessed for an alternative space for dog walking and other recreation;
- Suggestion to include a third recommendation for the Working Panel to review the Leisure Strategy and its requirements when it becomes available;
- Support expressed for the recommendations as written but the third recommendation was not supported as the CIL Working Party considered bids and not policies;
- Clarification sought on mitigation for Cranbrook. In response the Service Lead – Planning Strategy and Development Management advised the Cranbrook Plan identified potential land for SANGS which would mitigate the expansion areas. It was explained that the proposed area would support the delivery of the remainder of the first phase of the town as habitats assessments at reserved matters stage had indicated that further mitigation than that originally envisaged was required;
- Support was expressed for the SANGS as it would be a massive benefit to the area and community with better connectivity.

RESOLVED TO RECOMMEND TO STRATEGIC PLANNING COMMITTEE:

1. That £910k of CIL monies be committed to support the acquisition and delivery of land at Station Road, Broadclyst, to deliver an area of SANGS to form part of the Clyst Valley Regional Park;
2. No other spend decisions be made at this time given the need to retain funds to support delivery of a number of priority one projects within the IDP in the coming years.

Attendance List

Councillors present:

O Davey (Chair)
M Armstrong
S Chamberlain
N Hookway

M Howe
D Ledger
P Skinner
E Wragg

Officers in attendance:

Ed Freeman, Service Lead Planning Strategy and Development Management
Wendy Harris, Democratic Services Officer
Keith Lane, Planning Officer (Planning Policy)
Sulina Tallack, Planning Obligation Officer

Councillor apologies:

P Hayward
G Pook

Chairman

Date: